

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Govindrao Varu Ekhande**

Land and Mangal Karyalay known as "Sai Krishna Resort" on Gat No. 601/2,  
Opposite P. V. Cinema Hall, Pimpalner Bypass Road, At -Pimpalner,  
Taluka - Sakri, District - Dhule, PIN Code - 424 306, State - Maharashtra, Country - India.

Longitude Latitude: 20°56'23.7"N 74°07'01.7"E

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### Valuation Done for:

**Janata Sahakari Bank Ltd., Pune  
Nashik Branch**

Alpha Square, D'Souza Colony, off. Collage Road,  
Times Of India building, opp. Kathiyawad Showroom,  
Nashik – 422 005, State – Maharashtra, Country – India.



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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**Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
✉ [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Land and Mangal Karyalay known as "Sai Krishna Resort" on Gat No. 601/2, Opposite P. V. Cinema Hall, Pimpalner Bypass Road, At -Pimpalner, Taluka - Sakri, District - Dhule, PIN Code - 424 306, State - Maharashtra, Country - India belongs to **Shri. Govindrao Varu Ekhande**.

Boundaries of the property.

Boundaries of the property		Gat <sup>®</sup>
North	:	Hanuman Mandir , Z.P School
South	:	Farm of Mr. Vials G Ekhande
East	:	Satana Road/ Hotel Sai Balaji , Open Land ( adjacent ) P.V Cinema
West	:	Farm of Mr. Anil Dagadu Ekhande

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for **Fair Market Value** purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (Full Value after completion)	₹ 7,44,95,550/-	₹ 7,07,70,773/-	₹ 5,95,96,440/-	₹ 2,57,08,717/-
Land and Building (Proportionate Value at present)	₹ 6,74,35,035/-	₹ 6,40,63,283/-	₹ 5,39,48,028/-	₹ 1,97,07,280/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763



www.vastukala.org

Nashik : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
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# Vastukala Consultants (I) Pvt. Ltd.

121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,  
**The Branch Manager,**  
**Janata Sahakari Bank Ltd., Pune**  
**Nashik Branch**  
 Alpha Square, D`Souza Colony, off. Collage Road,  
 Times Of India building, opp. Kathiyawad Showroom,  
 Nashik – 422 005, State – Maharashtra, Country – India.

## 2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I General	
1.	Purpose for which the valuation is made : To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection : 10.05.2023
	b) Date on which the valuation is made : 15.05.2023
3.	Copy of List of documents produced for perusal
	1) Copy of Commercial Order Letter No. Construction Permission / SR / 06/ 2019 Dated 06.03.2019, issued by Sub divisional Officer Dhule. 2) True Copy Assessment List dated 26.02.2019 issued by Grampanchayat, Pimpaner. 3) Copy of Sanad Letter No. NASR / 121/ 11 Dated 04.03.2018, issued by Sub divisional Officer Dhule 4) Copy of Commercial Sanad No. NASR / 121-2016 / KAVI / 526/ 2018 Dated.25.08.2018, issued by Sub divisional Officer Dhule. 5) Copy of Mojanai Nakasha Dated 26.07.2017 issued by Land Surveyor, Sakri 6) Copy of Notarized Agreement of Application for Registrations of Firms "Sai Krishna Resort" Dated 06.03.2019 7) Copy of Notarized Agreement of Partnership Letter dated 06.03.2019 of Firms "Sai Krishna Resort" 8) Copy of Layout recommended for final approved for (Commercial Mangal Karyalay ) Purpose Subject to Condition Mentioned in this office Letter No.1099 Dated.30.07.2018, issued by Town Planner, Dhule. 9) Copy of recommended approval for (Commercial Mangal Karyalay) Purpose as amended in Subject to the Conditions Mentioned in this office Letter No.1624 Dated 30.11.2018, issued by Town Planner, Dhule 10) Copy of Application Revised Construction Permission Letter No. 01/67 Dated 13.01.2023 issued by issued by Town Planning & Valuation Department, Dhule 11) Copy of the Plan Previously Approved Letter No. 1624 Dated 03.11.2018, Recommended for approval for (Commercial Mangal Karyalay) Purpose as amended in Subject to the Conditions Mentioned in this office Letter No. 67 dated 13.01.2023, issued by Assistant Director of Town Planning Department, Dhule 12) Copy of Previous Valuation Report by (Bapat Consultants) M.V. Bapat Dated 13.06.2019 13) Copy of Bhu Nakasha
	Name of the owner(s) and his / their address (es) with Phone no. (details of : <b>Shri. Govindrao Varu Ekhande</b>

share of each owner in case of joint ownership)	<p><b>Address:</b> Land and Mangal Karyalay known as “<b>Sai Krishna Resort</b>” on Gat No. 601/2, Opposite P. V. Cinema Hall, Pimpalner Bypass Road, At -Pimpalner, Taluka - Sakri, District - Dhule, PIN Code - 424 306, State - Maharashtra, Country - India.</p> <p><b>Contact Person:</b> Shri. Dhannajay Vilas Ekhande (Owner Representative) Contact No.: +91 8805327674</p>																																		
<p>5. <b>Brief description of the property (Including Leasehold / freehold etc.)</b></p> <p>Land and Mangal Karyalay known as “<b>Sai Krishna Resort</b>” on Gat No. 601/2, The property is at 16. KM. distance from Bus Stand, Sakri.</p> <p><b>Plot:</b> As per Layout Plan, Land Area = 7500.00 Sq. M., which is considered for valuation.</p> <p><b>Structure:</b> The composition of <b>Mangal Karyalay</b> is as under:</p> <table border="1" data-bbox="284 981 1390 1086"> <thead> <tr> <th colspan="2">Composition (As per Site)</th> </tr> </thead> <tbody> <tr> <td colspan="2">Lawns, Banquet Hall, Dining Hall, Kitchen, Food Court, Godown, Previous Bungalow, Parking Area, Security Cabin, Gents Toilet, Ladies Toilet, Compound Wall, D.G. Room Set.</td> </tr> </tbody> </table> <table border="1" data-bbox="284 1120 762 1261"> <thead> <tr> <th colspan="2">Building Near South Side</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Dining</td> </tr> <tr> <td>First Floor</td> <td>Rooms</td> </tr> <tr> <td>Second Floor</td> <td>Terrace</td> </tr> </tbody> </table> <table border="1" data-bbox="284 1294 762 1435"> <thead> <tr> <th colspan="2">Building Near Toilet Block</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Hall</td> </tr> <tr> <td>First Floor</td> <td>Rooms</td> </tr> <tr> <td>Second Floor</td> <td>Terrace</td> </tr> </tbody> </table> <p>As per Approved Plan composition of <b>Mangal Karyalay</b> are as under and considered for the valuation.</p> <table border="1" data-bbox="284 1507 1409 1794"> <thead> <tr> <th>Floor</th> <th>Composition (As per Plan)</th> <th>Built up area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Existing Ground Floor</td> <td>Hall, Dining, Kitchen, Gents Toilet, Ladies Toilet, 12 Rooms, 12 Toilet, Staircase, Passage.</td> <td rowspan="2">1717.41</td> </tr> <tr> <td>Existing First Floor</td> <td>Hall, 12 Rooms, 12 Toilet, Staircase, Passage, 11 Rooms, 11 Toilet, Staircase, Passage, Balcony</td> </tr> <tr> <td>Proposed Second Floor</td> <td>11 Rooms, 11 Toilet, Staircase, Passage, Balcony</td> <td>298.96</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>Total</b></td> <td><b>2016.37</b></td> </tr> </tbody> </table> <p><b>Landmark:</b> Opposite P.V. Cinema Hall, Pimpalner</p>	Composition (As per Site)		Lawns, Banquet Hall, Dining Hall, Kitchen, Food Court, Godown, Previous Bungalow, Parking Area, Security Cabin, Gents Toilet, Ladies Toilet, Compound Wall, D.G. Room Set.		Building Near South Side		Ground Floor	Dining	First Floor	Rooms	Second Floor	Terrace	Building Near Toilet Block		Ground Floor	Hall	First Floor	Rooms	Second Floor	Terrace	Floor	Composition (As per Plan)	Built up area in Sq. M.	Existing Ground Floor	Hall, Dining, Kitchen, Gents Toilet, Ladies Toilet, 12 Rooms, 12 Toilet, Staircase, Passage.	1717.41	Existing First Floor	Hall, 12 Rooms, 12 Toilet, Staircase, Passage, 11 Rooms, 11 Toilet, Staircase, Passage, Balcony	Proposed Second Floor	11 Rooms, 11 Toilet, Staircase, Passage, Balcony	298.96	<b>Total</b>		<b>2016.37</b>	
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6. Location of property	:																																		
a) Plot No. / Survey No.	:	Gat No. 601/2																																	
b) Door No.	:	Land and Mangal Karyalay known as “ <b>Sai Krishna Resort</b> ” on Gat No. 601/2																																	
c) C.T.S. No. / Village	:	At -Pimpalner																																	

d)	Ward / Taluka	:	Taluka- Sakri			
e)	Mandal / District	:	District - Dhule			
7.	Postal address of the property	:	Land and Mangal Karyalay known as "Sai Krishna Resort" on Gat No. 601/2, Opposite P. V. Cinema Hall, Pimpalner Bypass Road, At -Pimpalner, Taluka - Sakri, District - Dhule, PIN Code - 424 306, State - Maharashtra, Country - India			
8.	City / Town	:	Pimpalner			
	Residential area	:	No			
	Commercial area	:	Yes			
	Industrial area	:	No			
9.	Classification of the area	:	(R)			
	i) High / Middle / Poor	:	Middle Class			
	ii) Urban / Semi Urban / Rural	:	Urban			
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	At -Pimpalner Assistant Director of Town Planning Department, Dhule			
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No			
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	No			
13.	Boundaries of the property					
	<b>Particulars</b>		<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
			<b>As per Plan</b>			
	<b>Gat</b>		10.00 M Wide Existing Road	ADJ. Gat No.	15.00 M Wide Road	ADJ. Gat No.
			<b>As per Site Visit</b>			
	<b>Gat</b>		Hanuman Mandir , Z.P School	Farm of Mr. Vials G Ekhande	Satana Road/ Hotel Sai Balaji , Open Land (adjacent ) P.V Cinema	Farm of Mr. Anil Dagadu Ekhande
14.1	Dimensions of the site	:				
				<b>A</b> As per the Deed	<b>B</b> Actuals	
	North	:	N. A.			
	South	:				
	East	:				
	West	:				
14.2	Latitude, Longitude & Co-ordinates of property	:	20°56'23.7"N 74°07'01.7"E			
14.	Extent of the site	:	<b>Land Area = 7500.00 Sq. M.</b> <b>(Area as per Layout Plan &amp; NA Order)</b>			
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	<b>Built Up Area = 2016.37 Sq. M.</b> <b>(Area as per Approved Plan )</b>			
16	Whether occupied by the owner / tenant? If	:	Mangal Karyalay Purpose			



	occupied by tenant since how long? Rent received per month.	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>	
1.	Classification of locality	: Middle Class
2.	Development of surrounding areas	: Normal
3.	Possibility of frequent flooding/ submerging	: No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by
5.	Level of land with topographical conditions	: Plain
6.	Shape of land	: Square
7.	Type of use to which it can be put	: For Commercial purpose
8.	Any usage restriction	: Commercial purpose
9.	Is plot in town planning approved layout?	: Yes
10.	Corner plot or intermittent plot?	: Corner
11.	Road facilities	: Yes
12.	Type of road available at present	: B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	: Above 20 Ft
14.	Is it a Land – Locked land?	: No
15.	Water potentiality	: Municipal Water Supply
16.	Underground sewerage system	: Connected to Municipal drain lines
17.	Is Power supply is available in the site	: Yes
18.	Advantages of the site	: Located in developed Residential Area
19.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)</b>	: No
<b>Part – A (Valuation of land)</b>		
1	Size of plot	: <b>Land Area = 7500.00 Sq. M.</b> <b>(Area as per Layout Plan &amp; NA Order)</b>
	North & South	: -
	East & West	: -
2	Total extent of the plot	: <b>Land Area = 7500.00 Sq. M.</b> <b>(Area as per Layout Plan &amp; NA Order)</b>
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 5,000/- to ₹ 6,500/- per Sq. M. for Land Details of online listings are attached with the report.
4	Ready Reckoner rate from Government Portal	: ₹ 1,350/- per Sq. M. for Land
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	: It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation of Land	: ₹ 5,900/- per Sq. M. for Land

6	<b>Estimated value of land</b>	:	<b>₹ 4,42,50,000/-</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Commercial Mangal Karyalay
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Framed / Steel Structure
	c) Year of construction	:	2023 (As per Site Information)
	d) Age of the building	:	New Construction
	e) Life of the building estimated	:	60 years (after completion) Subject to proper, preventive periodic maintenance & structural repairs.
	f) Number of floors and height of each floor including basement, if any	:	Proposed Ground + 2 Upper floors
	g) Plinth area floor-wise	:	<b>Land Area = 7500.00 Sq. M. (Area as per Layout Plan &amp; NA Order)</b> <b>Built Up Area = 2016.37 Sq. M. (Area as per Approved Plan)</b>
	h) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Excellent
	ii) Interior – Excellent, Good, Normal, Poor	:	Excellent
	i) Date of issue and validity of layout of approved map	:	Copy of the Plan Previously Approved Letter No. 1624 dated 03.11.2018, Recommended for approval for (Commercial Mangal Karyalay) Purpose as amended in Subject to the Conditions Mentioned in this office Letter No. 67 Dated 13.01.2023, issued by Assistant Director of Town Planning Department, Dhule
	j) Approved map / plan issuing authority	:	Assistant Director of Town Planning Department, Dhule
	k) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	l) Any other comments by our empaneled valuers on authentic of approved plan	:	Yes - As per Site Inspection only Ground + First Floor is Constructed, Second Floor Construction Start on Site.

### Specifications of construction (floor-wise) in respect of

Sr. No	Description	:	
1.	Foundation	:	R.C.C. Column Footing
2.	Basement	:	No
3.	Superstructure	:	RCC Framed / Steel Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Teak wood door frame with flush doors.
5.	RCC Works	:	RCC with AC Sheet Roofing
6.	Plastering	:	Cement Plastering with POP false ceiling.
7.	Flooring, Skirting, dado	:	Vitrified Tiles flooring

8.	Special finish as marble, granite, wooden paneling, grills etc.	:	No
9.	Roofing including weatherproof course	:	Not Applicable
10.	Drainage	:	Underground Sewerage connected to Municipal drain lines
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	
	Length	:	5' BBM
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	
	Type of wiring	:	Concealed Electrical wiring.
	Class of fittings (superior / ordinary / poor)	:	Superior.
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	Provided as per requirement
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bathtubs	:	
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

<b>Part – C (Extra Items)</b>		:	<b>Amount in ₹</b>
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		

<b>Part – D (Amenities)</b>		:	<b>Amount in ₹</b>
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
	Total		

<b>Part – E (Miscellaneous)</b>		:	<b>Amount in ₹</b>
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

<b>Part – F (Services)</b>		:	<b>Amount in ₹</b>
1.	Water supply arrangements	:	Included in the Cost of Construction



2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement		
	<b>Total</b>		

### Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	7500.00	1,350/-	₹ 1,01,25,000/-
Structure	As per valuation table		₹ 3,02,45,550/-
<b>Total</b>			<b>₹ 4,03,70,550/-</b>

## 3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

### A) Land:

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	7500.00	5900/-	₹ 4,42,50,000/-
		<b>Fair Market Value In (₹)</b>	<b>₹ 4,42,50,000/-</b>
		<b>Realizable Value In (₹)</b>	<b>₹ 4,20,37,500/-</b>
		<b>Distress Sale Value In (₹)</b>	<b>₹ 3,54,00,000/-</b>

### B) Building:

Items	Area In Sq. M.	Year Of Const	Total Life of Structure	Full Rate	Age Of Build.	Depreciated Rate to be considered	Value to be considered
(Ground + First Floor)	1717.41	2023	60	15,000.00	60	15,000.00	2,57,61,150/-
<b>TOTAL</b>							<b>2,57,61,150/-</b>
<b>Work Completed</b>							<b>90%</b>
<b>Proportionate Value</b>							<b>2,31,85,035/-</b>

### C) Building:

Items	Area In Sq. M.	Full Rate	Age Of Build.	Rate to be considered	Value to be considered
Second Floor	298.96	15,000.00	-	15,000.00	44,84,400/-
<b>TOTAL</b>					<b>44,84,400/-</b>
<b>Work Completed</b>					<b>0%</b>
<b>Proportionate Value</b>					<b>0/-</b>

Summary of Valuation	Full Value after completion	Proportionate Value at present
Total Value of the Property (A + B + C)	₹ 7,44,95,550/-	₹ 6,74,35,035/-
Realizable Value In (₹)	₹ 7,07,70,773/-	₹ 6,40,63,283/-
Distress Sale Value In (₹)	₹ 5,95,96,440/-	₹ 5,39,48,028/-
Total Insurable value (Full Replacement Cost - Subsoil Structure Cost (15%))	₹ 2,57,08,718/-	₹ 1,97,07,280/-
Remarks	1. For the purpose of valuation we have taken land area as per Layout Plan & NA Order and Built Up Area as per Approved Plan.	

## Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

## Method of Valuation / Approach

- The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.
- This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.
- Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.
- There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Row House, Industrial Building and properties mentioned above.
- As the property is an industrial land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000/- to ₹ 6,500/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of commercial and industrial application in the locality etc.
- We estimate ₹ 5,900/- per Sq. M. for Land with appropriate cost of construction for valuation.

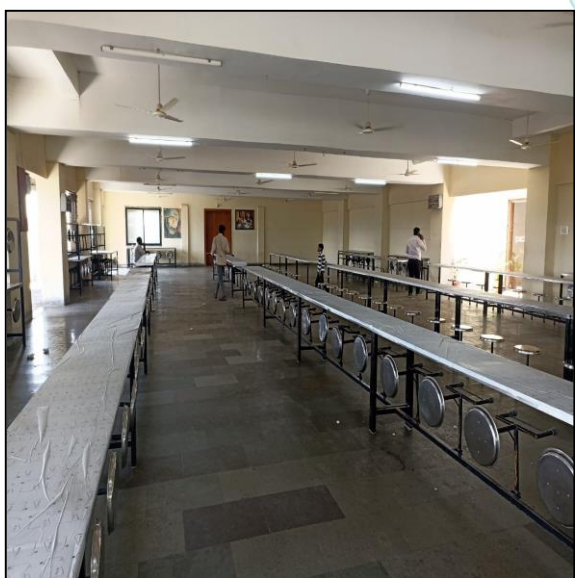
i) Saleability	Normal
ii) Likely rental values in future in and	-
iii) Any likely income it may generate	-

### 4. ACTUAL SITE PHOTOGRAPHS





## Actual site Photographs





## Actual site Photographs

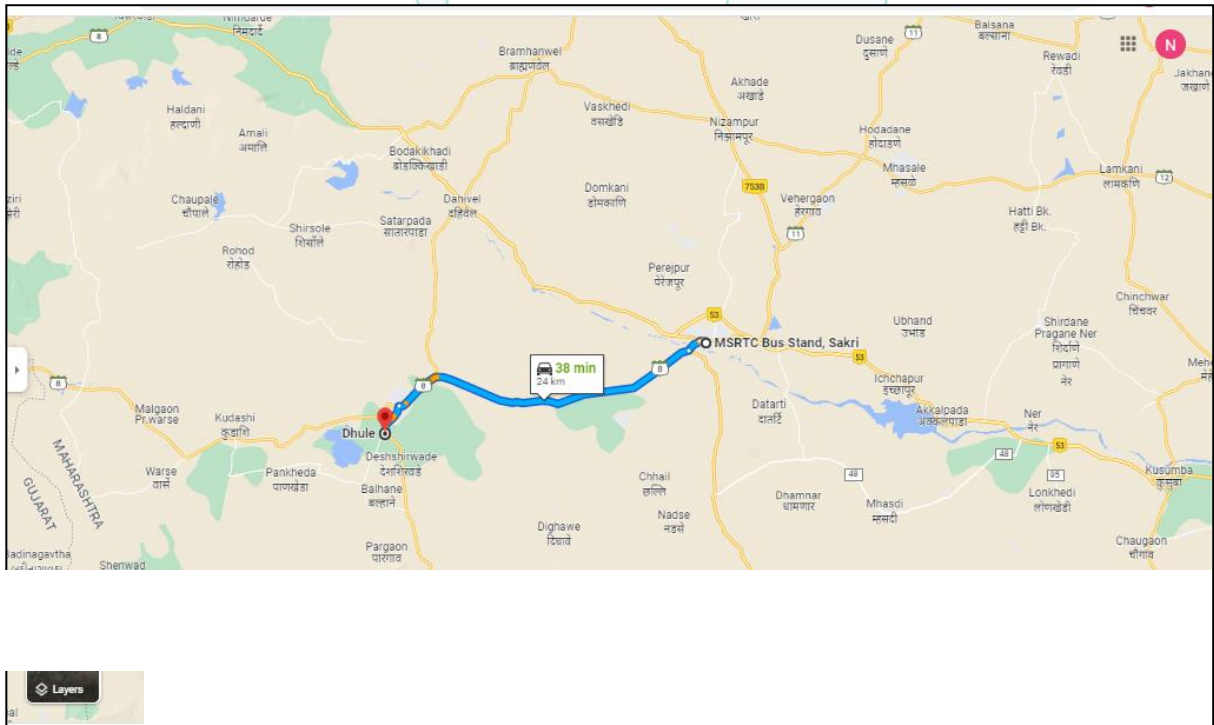
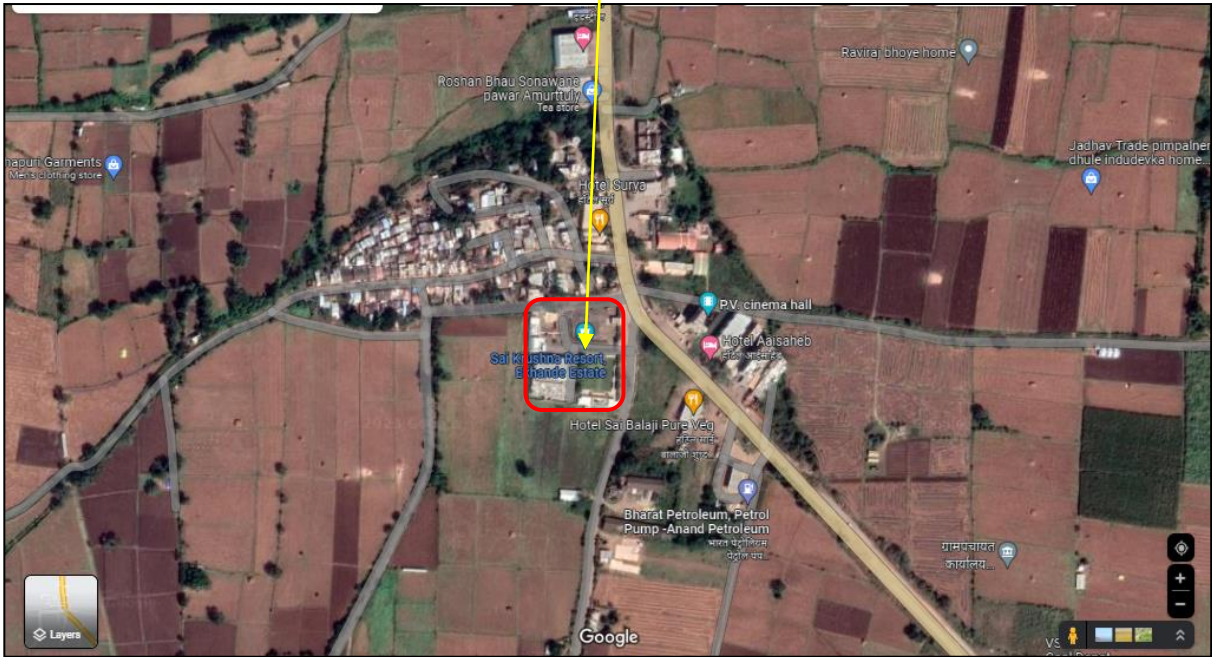


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## 5. ROUTE MAP OF THE PROPERTY


Site u/r



**Longitude Latitude: 20°56'23.7"N 74°07'01.7"E**

**Note: The Blue line shows the route to site from nearest Bus Stand ( Sakri– 16 Km.)**

## 6. Ready Reckoner Rate

 **Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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**Annual Statement of Rates**

Year: 20232024 Language: English

Selected District: धुळे  
Select Taluka: साक्री  
Select Village: मौजे : पिंपळनेर  
Search By:  Survey No  Location  
Enter Survey No: 601

विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs.)	Attribute
11/11.10	बिनशेती संभाव्यता असलेल्या जमिनी	गावठाण परिषद क्षेत्रा बाहेरील बिनशेती संभाव्यता असलेल्या हायवेसमूह जमिनी	1350	चौ. मीटर	गट नंबर

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## 7. PRICE INDICATORS

The screenshot displays a real estate listing on the 'acres' platform. The header includes a search bar and a 'Post property' button. The main content area shows the property details: 'Residential Land/Plot for Sale in Pimpalner, Dhule, Maharashtra'. The price is listed as ₹10 Lac, which is ₹6,666 per sq.ft. The estimated EMI is ₹7,987. The RERA status is 'NOT AVAILABLE' with a website link to maharera.mahaonline.gov.in. The listing is categorized under 'Overview', 'Owner Details', 'Price Trends', and 'Locality Reviews'. The property details section includes: Dimensions (Plot area 150 sq.ft. / 13.94 sq.m.), Price (₹10 Lac @ 6,666 per sq.ft.), Address (Pimpalner, Dhule), Possession (Immediate), and Boundary wall (Yes). A placeholder for photos is shown with a 'Request Photos' button.

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (Full Value after completion)	₹ 7,44,95,550/-	₹ 7,07,70,773/-	₹ 5,95,96,440/-	₹ 2,57,08,717/-
Land and Building (Proportionate Value at present)	₹ 6,74,35,035/-	₹ 6,40,63,283/-	₹ 5,39,48,028/-	₹ 1,97,07,280/-

Place: Nashik

Date: 16.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
Model code of conduct for valuer - (Annexure – II)	Attached

**(Annexure-I)****7. DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report dated 16.05.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) I/ my authorized representative has personally inspected the property on 10.05.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the bank.
- f) I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed / dismissed from service / employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment.
- i) I have not been found guilty of misconduct in my professional capacity.
- j) I have not been declared to be unsound mind.
- k) I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number as applicable is AERPC9086P.
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.



- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration).
- u) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w) I am Director of the company, who is competent to sign this valuation report.
- x) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y) Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Owner of the Property is Shri. Govindrao Varu Ekhande as per Copy of Layout recommended for final approved for (Commercial Mangal Karyalay) Purpose Subject to Condition Mentioned in this office Letter No. 1099 Dated 30.07.2018, issued by Town Planner, Dhule
2	Purpose of valuation and appointing authority	As per the request from Janata Sahakari Bank Ltd., Pune, Nashik Branch to assess Fair Market value of the property for Banking purpose.
3	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager & Engineer Vinita Surve – Technical Manager Chintamani Chauhari – Technical Officer
4	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment – 10.05.2023 Valuation Date – 16.05.2023 Date of Report – 16.05.2023
6	Inspections and/or investigations undertaken;	Physical Inspection done on 10.05.2023
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> <li>Existing data of Valuation assignments carried out by us</li> </ul>
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation.	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## 8. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16<sup>th</sup> May 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

### Site Details

Based on the site visit conducted, we understand that the subject property is residential row house, admeasuring **Plot Area = 7500.00 Sq. M. & Total Built Up Area = 2016.37 Sq. M.** in the name of **Shri. Govindrao Varu Ekhande**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal

### Property Title

Based on our discussion with the Client, we understand that the property is owned by **Shri. Govindrao Varu Ekhande**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the documents, we understand that the subject property is contiguous land parcel admeasuring **Plot Area = 7500.00 Sq. M. & Total Built Up Area = 2016.37 Sq. M**

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is cost approach.

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Row House, Industrial Building and properties mentioned above.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey.

#### **Other**

All measurements, areas and ages quoted in our report are approximate.

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is owner occupied admeasuring **Plot Area = 7500.00 Sq. M. & Total Built Up Area = 2016.37 Sq. M.**

## **9. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



**(Annexure – II)****10. MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

**Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

28. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
29. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

30. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

32. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
33. A valuer shall follow this code as amended or revised from time to time.

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

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